

BOARD OF APPEAL REFERRALS

May 29, 1979

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|----|-------------|---|
| 1. | Z-4406 | Morgan Memorial, Inc.
11 Sunnyside Street, Jamaica Plain |
| 2. | Z-4416 | Dale Robertson
42-50 Lewis Street, Boston |
| 3. | Z-4418 | Edward I. Masterman
23 Union Wharf, Boston |
| 4. | Z-4460-4462 | Antonio Addonizio
151-155 Bigelow Street, Brighton |

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May 29, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/26/79 Z-4406
Morgan Memorial, Inc.
11 Sunnyside Street, Jamaica Plain
Near Edge Hill Street

2½ story frame structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Legalize occupancy - Housing of
Children in need of special
services and staff.

Violation(s):

Section

Required

Proposed

8-7. Foster Home is forbidden in an
R-.8 District

14-2. Lot area is insufficient

9,500 st. 3,500 sf.

Home, which has existed for several years accommodates six foster children and two adult staff. Children attend public school or special Hayden School operated by Morgan Memorial. In 1975, a similar petition was approved by Authority and Board of Appeal; However appellant failed to secure permit. Recommend approval with Provisos.

VOTED: In reference to Petition Z-4406, brought by Morgan Memorial, Inc., 11 Sunnyside Street, Jamaica Plain, for a forbidden use and a variance to legalize occupancy for housing of children in need of special services and staff in a residential (R-.8) District. The Boston Redevelopment Authority recommends approval with the following provisos: That the use extend to the appellant only; that the permit expire upon sale, lease or other disposition of the whole or any part of the building by the appellant.

Z-4406
11 SUNNYSIDE ST
(J.P.)
PLAYGROUND



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Hearing: 7/3/79

Petition Z-4416
Dale Robertson
42-50 Lewis Street, Boston
Near Moon Street

Four story structure - H-3

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from nine apartments
and two stores to fifteen apartments.

Violation(s):

Section

Required

Proposed

8-7 Any dwelling converted for more families
which does not meet the requirements of open
space is forbidden in an H-3 District.

17-1. Open space is insufficient.

Appellant states structure presently contains eleven apartments.
Conversion would replace vacant stores with four additional units.
Proposal is consistent with residential nature of the area.
Recommend Approval with Provisos.

VOTED: In reference to Petition Z-4416, brought
by Dale Robertson, 42-50 Lewis Street,
Boston, for a forbidden use and a variance
for change of occupancy from nine apartments
and two stores to fifteen apartments in an
apartment (H-3) District, the Boston Redevelop-
ment Authority recommends approval with the
following provisos: That the design of
exterior facade be compatible with adjacent
structures; that plans, including facade
design be submitted to the Authority for
design review.



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Hearing: 7/3/79

Petition Z-4418
Edward I. Masterman
23 Union Wharf, Boston
Near Commercial Street

2½ story structure - M-2

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Change occupancy from one family dwelling to one family dwelling and office; relocate interior stair.

Violation(s):

Section

Required

Proposed

8-6. Structural change to conditional use requires Board of Appeal Hearing.

Minor structural change - relocation of stair. Proposal is consistent with residential-office use of Wharf.
Recommend Approval.

Voted: In reference to Petition Z-4418, brought by Edward I Masterman, 23 Union Wharf, Boston, for a conditional use for change of occupancy from one family dwelling to one family dwelling and office in a manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval. Proposal is consistent with residential - office use of Wharf.



Board of Appeal Referrals May 29, 1979

Hearing: 6/5/79

Z-4460-4462
Antonio Addonizio
151-155 Bigelow Street, Brighton
Near Charlesview Street

30,548 square feet of vacant land - S-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Erect three two family dwelling.

Violation(s):

Section

Required

Proposed

- | | | | |
|-------|---|--------|------------------|
| 8-7. | A two-family dwelling is forbidden in an S-.5 District. | | |
| 10-1. | Parking is not allowed in required front yard. | | |
| 18-1. | Front yard is insufficient | 25 ft. | 20 ft.
7 ft. |
| 20-1. | Rear yard is insufficient | 40 ft. | 37 ft.
20 ft. |

Dwellings would be one-story with basement units.

Community is opposed to basement units and concerned about owner occupancy. Recommend Board of Appeal Delay Decision Until Developer Meets With The Community.

VOTED: In reference to Petitions Z-4460-4462, brought by Antonio Addonizio, 151-155 Bigelow Street, Brighton, for three forbidden uses and five variances to erect three two family dwellings in a single family (S-.5) District, the Boston Redevelopment Authority recommends that the Board of Appeal Delay Decision until Developer Meets with Community. Community is opposed to basement units and concerned about owner occupancy. Developer should meet with community representatives, Little City Hall and Authority staff to resolve community concerns.



Z-4460-62
151-53-54 BIGELOW
(BRI.)